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DDIS 63-2079

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NEW HEADQUARTERS BUILDING CONSTRUCTION

GROUP 1
Excluded from automatic
downgrading and
declassification

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A. BRIEF HISTORY OF HEADQUARTERS BUILDING CONSTRUCTION

1. In 1955, CIA's original estimate of the construction cost of a new headquarters building to house approximately [] employees was \$55 million. The estimate of the Public Buildings Service, also prepared in 1955, was \$50.8 million, and after discussions with the Bureau of the Budget, we requested the Congress for authorization of \$50 million. Our final authorization which was contained in the Military Construction Act of 1955 (Public Law 161, 84th Congress) was for \$46 million, to which was added \$8.5 million for the extension of the George Washington Memorial Parkway to the building site.

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2. It was immediately apparent that even under the most austere standards and conditions it would be impossible to construct a building within the authorized \$46 million which would house all Agency employees. The Director so advised the chairmen of our four congressional committees early in 1956 and recommended that construction proceed within funds available even though some [] employees would be in other locations. When our appropriation request went before the Congress later that year, the matter was again discussed with the committees and authority was granted to build as large a building as we could with the funds available.

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3. The Public Buildings Service acted as our construction agent and awarded all contracts on our behalf from the original Architectural-Engineering Contract early in 1957 through the completion of the move into the building in April 1962.

4. The building as finally designed and constructed contains [] sq. ft. of gross space which cost slightly more [] sq. ft. The net usable square footage totals [] of which about [] are assigned to cafeterias, a boiler house, GSA personnel, snack bars, etc., and the remaining [] sq. ft. are occupied by [] Agency personnel.

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5. As of 31 March 1963, approximately \$1,732,000 of our appropriation remained unobligated.

B. CURRENT SPACE SITUATION

1. For the purposes of this discussion, we are eliminating from consideration [] Virginia, and several small space allocations in the Washington area [] []. None of these elements could be relocated to the Langley site and neither the space nor the personnel housed therein are involved in our current space problems.

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2. At the present time, [] employees are assigned to [] sq. ft. of net usable space in the headquarters building. According to the GSA formula for office space use, based on standard per capita space allocations by grades, our average is 102 sq. ft. per employee, which is 15 sq. ft. less than the GSA standard allocation of 117 sq. ft. per person. To bring our space allocations up to the GSA standard allocation, we would have to add [] sq. ft. of net usable space to the headquarters building. This congested condition results from newly authorized activities and increased personnel ceilings of components located in headquarters. There is a pressing and immediate need to vacate at least [] sq. ft. of headquarters office space and obtain equivalent outside space to house approximately [] individuals who must be removed from the headquarters building in order to accommodate new activities.

3. The remainder of Agency headquarters is housed in fourteen buildings in the Washington Metropolitan Area as listed below. Our future space problems are primarily centered upon these elements, most of which should be relocated to the Langley site if facilities could be provided at that location.

	<u>Personnel On Duty</u>	<u>Total Net Sq. Ft.</u>
(a) <u>Buildings Scheduled for Demolition After 1 January 1965</u>		
Alcott Hall, West Potomac Park R&S Building, West Potomac Park Quarters Eye, West Potomac Park		
(b) <u>Buildings Projected by PBS for Possible Evacuation in the 1965-70 Period</u>		
South, 2430 E St., N.W. Central, 2430 E St., N.W. East, 2430 E St., N.W.		

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Matomic Building, 1717 H St., N.W. (leased)
1016-16th St., N.W. (leased)

Total



*Building [redacted] will house the Map Library, to be moved from the [redacted]
[redacted] on or about 1 July 1963.

(The ratio of [redacted] sq. ft. of usable space is not particularly significant since a large portion of this space is for special requirements such as laboratories, classrooms, garage and storage facilities.)

C. FUTURE SPACE REQUIREMENTS

1. In estimating our future space requirements for the 1970 period, we must consider the possible addition of new functions to the Agency, expansion of current functions, and the changing state of the art in many fields organic to the activities of the Agency. Based on experience of recent years, we estimate that [redacted] sq. ft. of additional net usable space will be needed as a minimum to satisfy such new requirements for headquarters in the period centered around 1970.

2. If we accept this estimate of [redacted] sq. ft. of future additional space for the time being, and assume that we will always require approximately [redacted] sq. ft. of space in the central city area for the Director's downtown office, [redacted] the telephone exchange, and other overt activities, our total space requirements projected through 1970 that would be outside of headquarters building if we do not undertake construction are presently estimated at [redacted] sq. ft., as shown in the tabulation below. All of the components occupying this space should be relocated to the headquarters site.

Sq. Ft.

a. New space to be procured:

Immediate needs

Replacement for three temporary buildings
in West Potomac Park by January 1965

Replacement for four buildings projected
for evacuation 1965-70



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Estimate for additional needs

b. Permanent space presently occupied

Less

Space to be retained in downtown area

Total

3. The Commissioner, Public Buildings Service, considers that contractor construction for long-term lease is impractical under present policies and laws. He also advises that no new government space is being planned in the foreseeable future in which the Agency can be allocated space. To lease additional commercial space to satisfy our requirement for [] sq. ft. of new space would cost, at the prevailing rate of [] per year. Since most of the permanent space now occupied in downtown Washington is also leased, the total annual rental paid by the government for our space would be well over []

4. Construction of a building or buildings providing net usable space of [] sq. ft. would necessitate construction of a gross space area of approximately [] sq. ft. Gross area requirements for custodial space, cafeteria, boiler room, snack bars, etc., are estimated to run on the order of [] sq. ft. This brings the total gross requirement to an estimated [] sq. ft.

5. This figure of [] gross sq. ft. is necessarily a very rough estimate. To arrive at a more exact estimate, we should undertake the development of preliminary plans which would include a survey of all elements of headquarters, estimates of their future requirements, determination of the optimum use of the present headquarters building, final determination of space requirements in the central city area, and selection of the appropriate site or sites at Langley. From these preliminary plans, gross square footages for the necessary supporting areas and preliminary cost estimates for construction can be developed. We estimate that this preliminary planning can be accomplished for []

D. COST ESTIMATES

1. An accurate estimate of construction costs at the Langley site cannot be developed for the estimated gross requirement of [] sq. ft. until the completion of a preliminary planning phase. We are thinking of a building or buildings that would blend with the present headquarters building, and, as such, the cost

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per gross sq. ft. would certainly not be less than the costs incurred in that construction. Construction costs have steadily increased in past years and probably will continue to increase.

2. The present headquarters building has [] sq. ft. of gross space. Through the end of March 1963, approximately [] had been obligated on this construction. The cost per gross sq. ft. therefore is approximately \$25. If new construction could be accomplished at this cost, the [] sq. ft. of gross space could be provided for about []

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3. Rising costs of construction and special purpose facilities that will have to be provided in the proposed new building or buildings might make this cost approach \$30 per sq. ft. In this case, the [] sq. ft. of gross space would cost [] The actual cost should be somewhere between these two figures.

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E. PROPOSAL

1. New construction at the Langley site should be completed as soon as possible to house all headquarters elements which can operate more effectively from a central headquarters location. Approval, design and construction will probably require a minimum of five years. When completed and occupied, annual rentals approaching [] could be saved. This is based on the estimated rental costs in the future of [] per year to satisfy future requirements if construction is not accomplished, and an estimated [] per year that would be saved from rented space vacated in the Washington area by relocation of other elements to the Langley site.

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2. If \$200,000 of the funds remaining from the headquarters construction appropriation could be authorized to initiate immediately this preliminary planning phase, we believe that nearly a year could be saved in the over-all project. Such authority would, of course, be followed upon completion of the preliminary planning phase with a request to Congress for the necessary architectural and engineering funds and for the funds to complete the required construction.

3. We therefore propose that our appropriations committees be requested to authorize the obligation of \$200,000 of the [] unobligated in the construction of our headquarters building for the purpose of preparing a preliminary plan for the construction of additional facilities at Langley to accommodate substantially all of our headquarters activities. This proposal has the concurrence of the Bureau of the Budget. No legislation or further authority is required, and we would be prepared to make a detailed presentation to the Congress early next year in support of a request for funds to complete the construction.

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TRANSMITTAL SLIP		DATE 28 May 1965
TO: Mr. Warner		
ROOM NO.	BUILDING	
REMARKS:		
FROM: H. Gates Lloyd		
ROOM NO.	BUILDING	EXTENSION

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